

DATE: April 12, 2021

City Planning Commission
1300 Perdido St #7,
New Orleans, LA 70112

FROM: John Dauer

PROJECT: Permit 21-03793-NEWC
4535 S Claiborne Ave
New Orleans, LA 70125

In response to the comments made at the 4-7 DAC meeting we have made the following revisions to the design of 4535 S Claiborne Ave.

1. The site plan has been revised to preserve both existing Oak trees on S Claiborne Ave. The driveways have been reconfigured to be "enter only" from S Claiborne and "exit only" on Cadiz. The street trees on Cadiz street have been revised to be American Elm trees.

Attached are the revised landscape plans along with a letter explaining the tree protection measures. Also attached are photos of the existing trees in relation to the proposed building.

2. The exterior options 1 and 4 have been developed further with the addition of color and articulation of the exterior. The owner wishes to get approval to proceed with Option 1.

3. Multiple comments were received at the 4-7 meeting regarding building massing, window wall ratio and lack of visual interest. We would like the board to know that we did not ignore these topics during the design of the building.

The building maintains a 70' rear yard setback at the adjacent residential lot when it only requires 20'. The ground floor on S Claiborne meets the 50% transparency requirement and the other windows are sized appropriately for the use of the building. The public waiting rooms have floor-to-ceiling curtain walls while the private exam rooms will have smaller/high windows. The clean and minimal look of the building is intentional as we believe it distinguishes the building as an orderly, safe, medical office building.

4535 S Claiborne Exterior Options



OPTION 1 v2.



OPTION 4 v2.

4535 S CLAIBORNE PRECEDENT AND CONTEXT

315 WESTBANK EXPRESSWAY

THIS IS OWNER'S EXISTING MEDICAL CLINIC. IT IS OUR INTENT TO MAINTAIN BRAND UNITY WITH THE EXISTING MEDICAL CLINIC AND 4535 S CLAIBORNE.



4519 S Claiborne Ave MU-1



4500 S Claiborne Ave MU-1



4624 S Claiborne Ave MU-1

PROPOSED 4535 PROJECT HAS 53' LENGTH OF COVERED PARKING AS OPPOSED TO 110' SHOWN IN THIS IMAGE. PROPOSED PROJECT WILL NOT HAVE THE DARK TUNNEL EFFECT.



4624 S Claiborne Ave MU-1

4535 S CLAIBORNE AVE

NEW ORLEANS, LA 70125

SHELL AND CORE PERMIT SET



PROJECT DESCRIPTION:
THE CONSTRUCTION OF A NEW THREE STORY 15,670 SF COLD DARK SHELL.

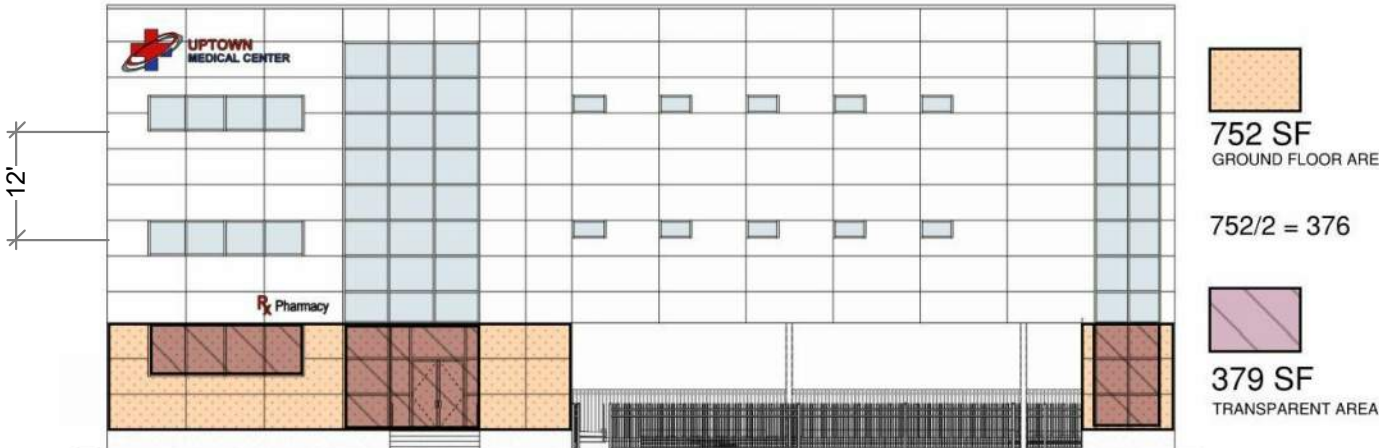
ZONING INFORMATION:
MU-1 (MEDIUM INTENSITY MIXED USE DISTRICT)
BROADMOOR HISTORIC DISTRICT

LOT AREA = 14,666

MINIMUM LOT AREA: NONE
MAX BUILDING HEIGHT: 60 FEET, FIVE STORIES
MIN PERMEABLE OPEN SPACE: 20% OF LOT AREA 4950 SF PERMEABLE PROPOSED
FRONT YARD SETBACK: NONE
INTERIOR SIDE YARD SETBACK: NONE, 5' IF ABUTTING A RESIDENTIAL DISTRICT.
CORNER SIDE YARD SETBACK: NONE
REAR YARD SETBACK: NONE, 20' IF ABUTTING A RESIDENTIAL DISTRICT.

BUILDING DESIGN STANDARDS:

-THE GROUND FLOOR SHALL CONTAIN A MINIMUM TRANSPARENCY OF 50%.
-THE GROUND FLOOR SHALL HAVE A MINIMUM CEILING HEIGHT OF 12'



BUILDING AREA
BUILDING GROSS SF:
1ST FLOOR: 2,950 GSF
2ND FLOOR: 6,360 GSF
3RD FLOOR: 6,360 GSF
TOTAL GROSS SF: 15,670 GSF

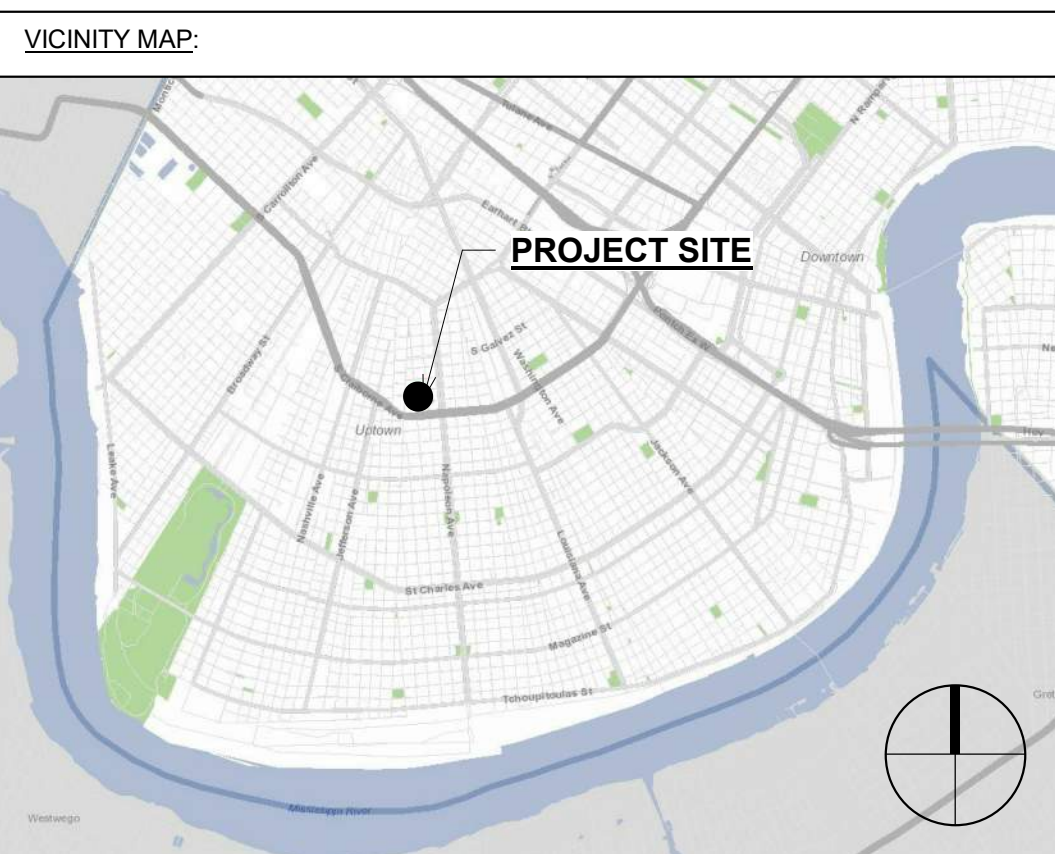
APPLICABLE CODES:
2015 IBC
2015 NFPA
2012 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2012 LOUISIANA STATE PLUMBING CODE
2014 NATIONAL ELECTRIC CODE
2010 ADDA/GADA

- GENERAL NOTES:
1. THE GENERAL CONTRACTOR IS RESPONSIBLE TO SUPPLY ALL SUBCONTRACTORS WITH CONSTRUCTION DRAWINGS AND SPECIFICATIONS NECESSARY TO BID AND/OR CONSTRUCT THIS PROJECT.
 2. TO THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS: ALL CONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO MAKING ANY CHANGES TO THE CONSTRUCTION DOCUMENTS.
 3. ALL DIMENSIONS ON THE FLOOR PLANS, UNLESS OTHERWISE NOTED, ARE TAKEN FROM THE FACE OF STUDS, FACE OF CMU, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURAL COLUMNS.
 4. THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING THE GENERAL CONTRACTOR FOR ALL WALL HUNG ITEMS TO BE INSTALLED THAT ARE NOT ON THE DRAWINGS.
 5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE PUBLIC AND/OR WORK PERSONS ON THE JOB TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT OR ADJACENT TO THE PREMISES. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
 6. WHETHER OR NOT SPECIFICALLY INDICATED ON THE DRAWINGS, ALL CONTRACTORS SHALL BE RESPONSIBLE FOR REMOVING OR DEMOLISHING EXISTING CONSTRUCTION (INCLUDING UTILITIES) WHICH WILL INTERFERE WITH NEW WORK.
 7. PRIOR TO THE SHUT-DOWN OR TYING INTO ANY UTILITY, APPROVAL SHALL BE OBTAINED FROM THE OWNER'S REPRESENTATIVE.
 8. COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE.
 9. THE CONSTRUCTION DRAWINGS CONTAIN INFORMATION FOR MULTIPLE CONTRACTORS, OWNER PROVIDED AND INSTALLED ITEMS ARE SHOWN FOR INFORMATIVE PURPOSES. THE GENERAL CONTRACTOR SHALL VERIFY OWNER PROVIDED AND INSTALLED ITEMS AND COORDINATE INSTALLATION WITH OWNER'S REPRESENTATIVE TO AVOID CONFLICTS OR DISCREPANCIES.
 10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
 11. ALL PERMIT FEES SHALL BE PAID BY CONTRACTOR.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL UTILITY DEPOSITS, IMPACT FEES AND CONNECTION FEES REQUIRED.
 13. CONTRACTOR SHALL DOCUMENT ALL ADJACENT PROPERTIES, STRUCTURE, IMPROVEMENTS, ETC. PRIOR TO CONSTRUCTION WITHIN 50'-0" OF ANY CONSTRUCTION ACTIVITY BY MEANS OF PHOTOGRAPHS, VIDEO, ETC.

PARKING REQUIREMENT		
1ST FLOOR (FUTURE RETAIL GOODS) EXEMPT	(5000') - 2760 = 2240	
2ND FLOOR (FUTURE MEDICAL CLINIC) 1.5 SPACES PER EXAM ROOM	12(1.5) = 18	
3RD FLOOR (FUTURE OFFICE) 1 PER 500 GSF	6360/(2240') = 4120 4120/500 = 9	
*FIRST 5000 SF OF COMMERCIAL SPACE EXEMPT FROM VEHICLE PARKING REQUIREMENT	TOTAL = 27 REQUIRED	30 PROVIDED
		7 COMPACT, 1 ADA

BIKE PARKING REQUIREMENT	
1ST FLOOR 1 PER 5000 SF	2760/5000 = .55
2ND FLOOR 1 PER 2 EXAM ROOMS	12/2 = 6
3RD FLOOR 1 PER 5000 SF	6360/5000 = 1.27
	TOTAL = 8

PROJECT TEAM		
OWNER:	99 PROPERTIES LLC 315 WESTBANK EXPRESSWAY GRETN, LA 70053	CONTACT: TINA DANG & HAI NGUYEN
ARCHITECT:	ROZAS-WARD AIA ARCHITECTS 1100 POYDRAS STREET, SUITE 3550 NEW ORLEANS, LOUISIANA 70163 PHONE: (504) 524-4375 FAX: (504) 524-2493	CONTACT: CHARLES WARD JOHN DAUER REBECCA TAMBORELLA
GENERAL CONTRACTOR:	WOODWARD DESIGN+BUILD 1000 S NORMAN FRANCIS PARKWAY NEW ORLEANS, LA 70125 PHONE: (504) 822-6443	CONTACT: LEIGHTON DIXON
STRUCTURAL & CIVIL:	WOODWARD ENGINEERING GROUP 1000 S NORMAN FRANCIS PARKWAY NEW ORLEANS, LA 70125 PHONE: (504) 822-6443	CONTACT: NICK MANNIX
ELECTRICAL, MECHANICAL, PLUMBING:	SYNERGY CONSULTING ENGINEERS 900 CAMP STREET, SUITE 448 NEW ORLEANS, LA 70130 PHONE: (504) 858-2854	CONTACT: LOREY FLICK



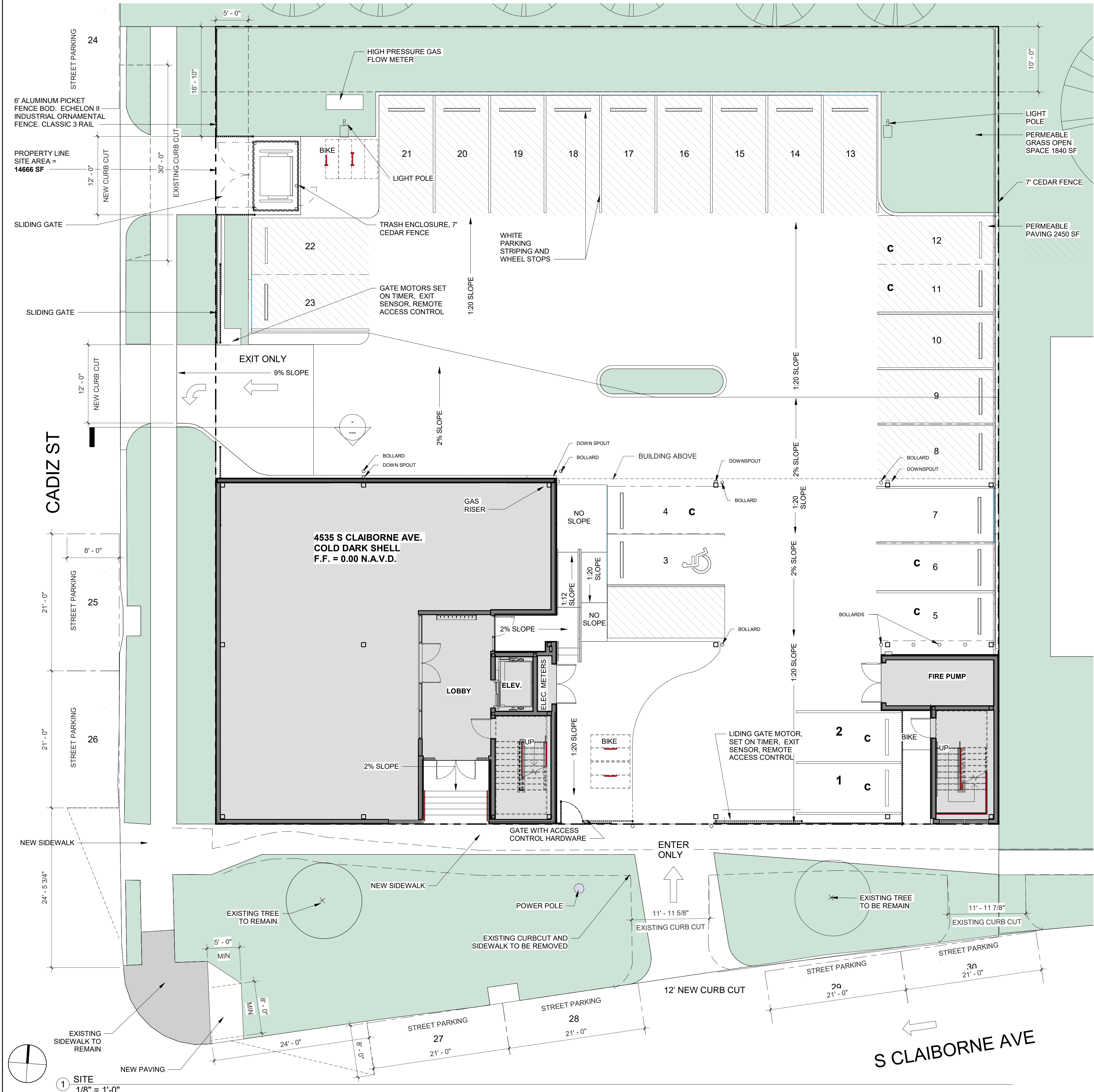
NO	REVISION	DATE
	4535 S CLAIBORNE MOB	PROJECT
	4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125	JOB NO
	20054	

TITLE SHEET - SITE PLAN	
CONSTRUCTION SET	3-23-21
1/8" = 1'-0"	SCALE

A0.0



1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375





LEGEND

WATER POLE	WATER VALVE
WATER WIRE	SIGN, POLE MOUNTED
WATER POLE	SPOT ELEVATION
WATER HYDRANT	IRON ROD FOUND
WATER METER	MAG NAIL FOUND
WATER MANHOLE	CATCH BASIN
WATER CLEANOUT	GAS VALVE
WATER MANHOLE	TRASH CAN
WATER CLEANOUT	
WATER MANHOLE	
E) D	DRAIN LINE
E) S	SEWER LINE
E) G	GAS LINE
E) W	WATER LINE
	BUILDING
	SMALL TREE
	TREE

PREPARED FOR ROZAS WARD.
I HEREBY CERTIFY THIS PLAT
REPRESENTS AN ACTUAL
GROUND SURVEY MADE BY ME
OR UNDER MY DIRECT
SUPERVISION AND CONTROL
AND MEETS THE REQUIREMENTS
FOR THE STANDARDS OF
PRACTICE AS FOUND IN
LOUISIANA ADMINISTRATIVE CODE
TITLE 46" LXI, CHAPTER 29 FOR
A CLASS "B" SURVEY.

 BATTURE engineers • land surveyors <small>an affiliate of the firm of</small> BATTURE, P.C. 1110 P STREET W • NEW ORLEANS, LA 70116 504.586.4100 • FAX 504.586.4101 info@batture-eng.com • www.batture-eng.com	
DESCRIPTION	
DATE	
REV. NO.	
4535 S. CLAIBORNE AVE NEW ORLEANS, LOUISIANA	
DRAWN BY: BATTURE	
CHECKED BY: BATTURE	
DATE: JANUARY 14, 2021	
ISSUE: BOUNDARY SURVEY	
	
PROFESSIONAL OF RECORD: tmora@batture-eng.com	
BOUNDARY TOPO & UTILITY SURVEY	
SHEET NUMBER 1	

FILE NO. 193-001

	<h1>A0.1</h1>
 <p>A PROFESSIONAL CORPORATION</p> <p>1100 POYDRAS ST. SUITE 3550 NO LA 70163</p>	 <p>www.rozas-ward.com</p> <p>504-524-4375</p>

SHELL AND CORE FINISH SCHEDULE					
ROOM #	ROOM NAME	BASE FINISH	FLOOR FINISH	WALL FINISH	CEILING FINISH
100	LOBBY	4" RUBBER BASE	TILE	PT GYP. STONE WHITE 2120-70, ACCENT BUXTON BLUE HC-149	PT GYP. SUPER WHITE OC-152
110	ELEC METERS	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
120	FIRE PUMP	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
301	ELEVATOR EQUIP	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
E-2	ELEV	-	LOBBY TILE	ELEV. STAINLESS STEEL CORE-GYP WITH JOINTS FINISHED	OPEN TO STRUCTURE
S1-1	STAIR 1	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S1-2	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S1-3	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-1	STAIR 2	4" RUBBER BASE	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-2	STAIR 2	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE
S2-3	STAIR 1	-	SEALED CONCRETE	PT GYP. STONE WHITE 2120-70	OPEN TO STRUCTURE

2 SECOND FLOOR PLAN
3/16" = 1'-0"

1 FIRST FLOOR PLAN
3/16" = 1'-0"

PAINT COLORS

SUPER WHITE, OC-152

STONE WHITE 2120-70

BUXTON BLUE HC-149

SILVER SPRING 2120-50

CONCRETE

SEALED CONCRETE IN FIRE PUMP 120, ELECTRICAL
METER 110, AND STAIR 1 & 2.

TILE

FLOOR TILE, AMERICA
OLEAN, SCENE, HORIZON
SC04, 24X24 MATTE,
LATITCRETE SMOKE GRAY
89 GROUT

TO BE REVISED

NO	REVISION	DATE
4535 S CLAIBORNE MOB	PROJECT	
4535 SOUTH CLAIBORNE AVENUE NEW		
ORLEANS, LA 70125		
20054	JOB NO	

1ST AND 2ND FLOOR PLAN

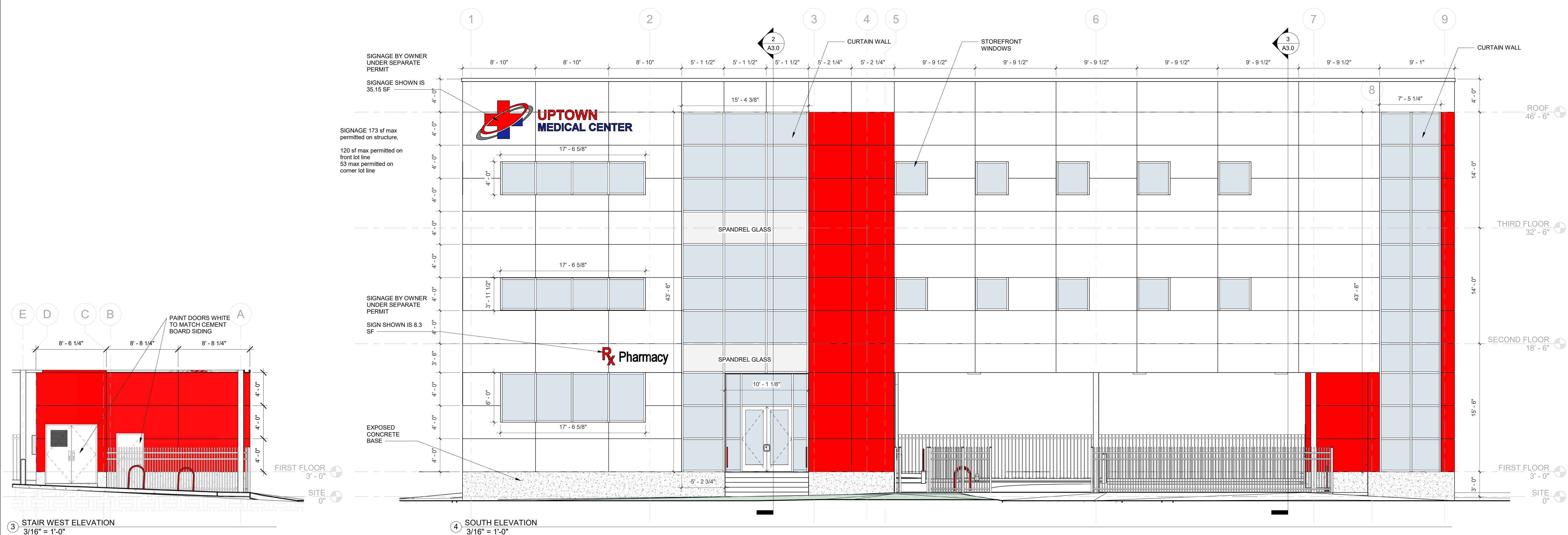
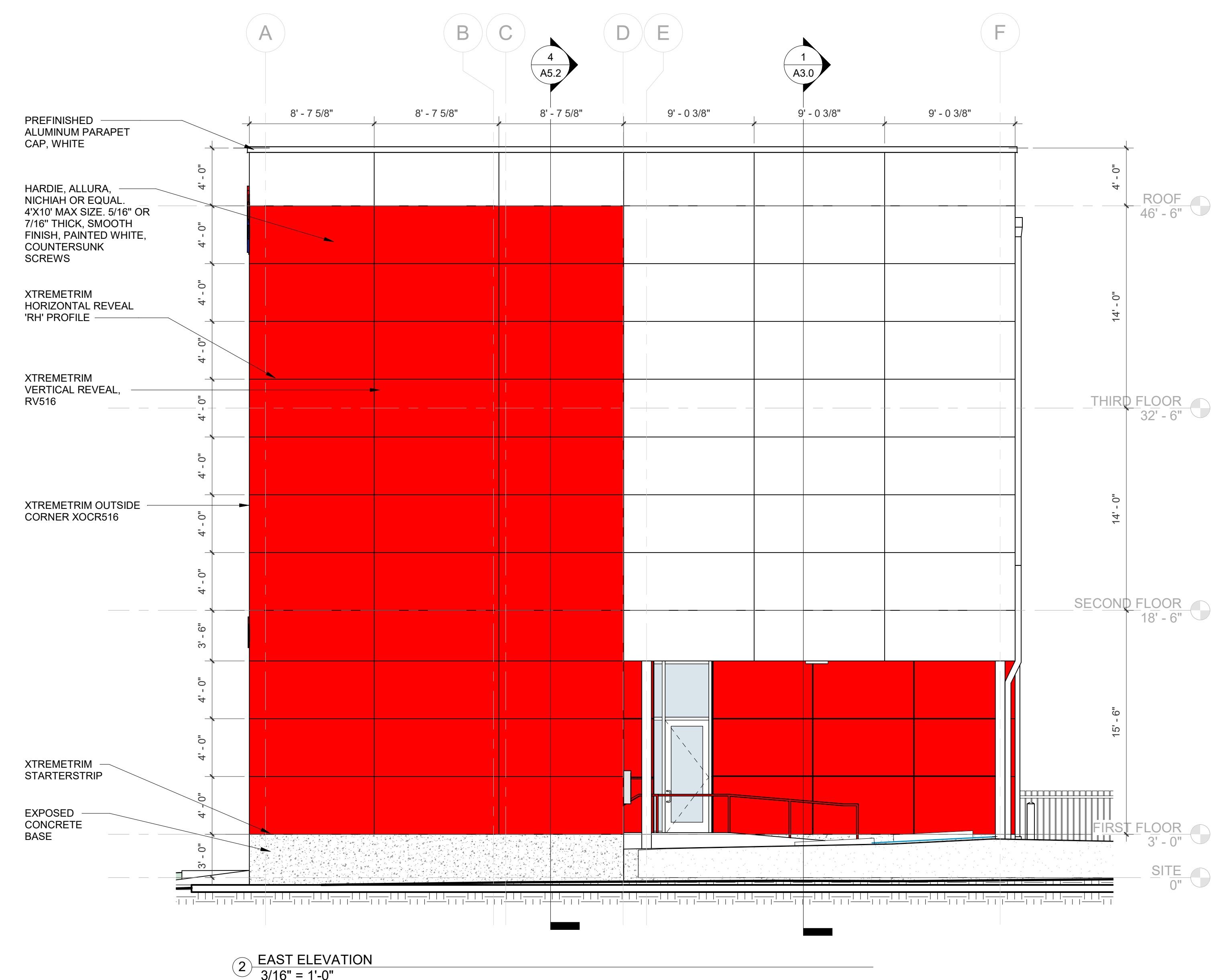
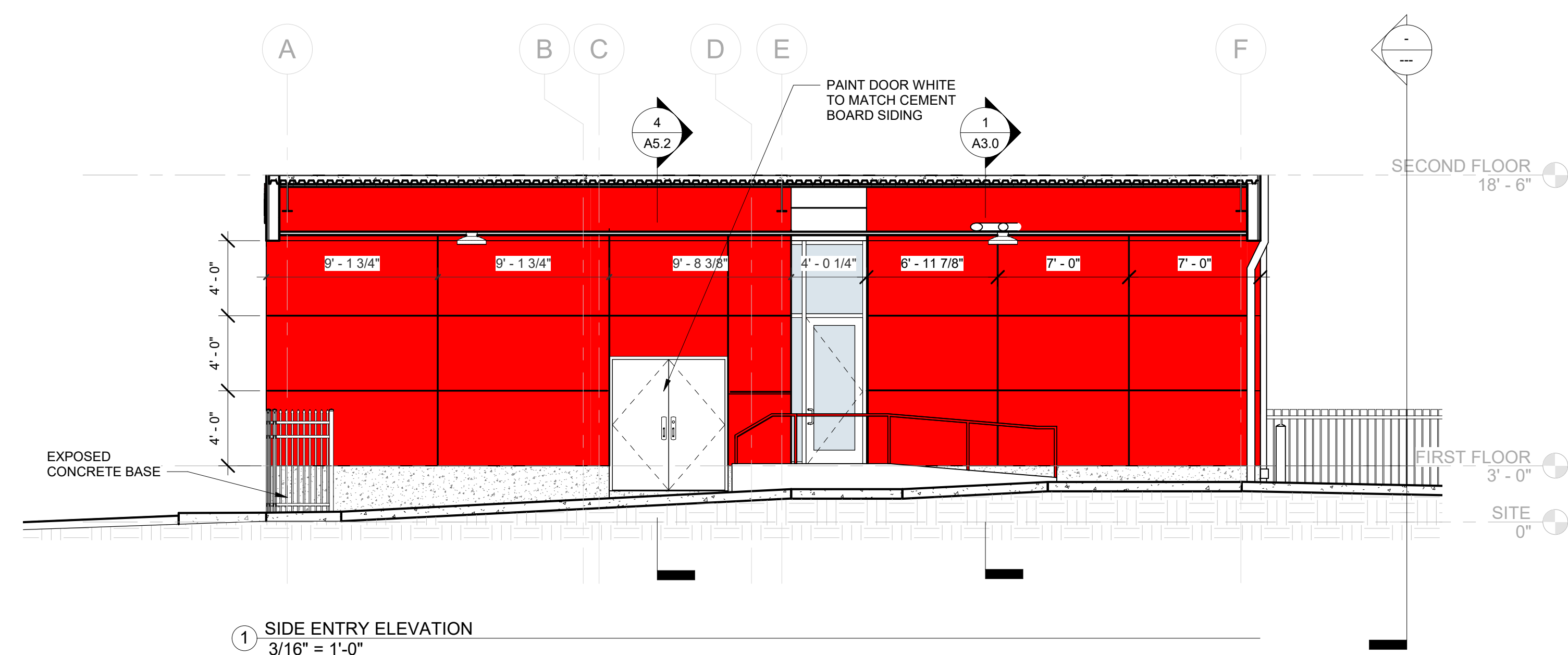
CONSTRUCTION SET 3-23-21

As indicated SCALE

A1.0

RW ROZAS WARD
architects

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1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375
www.rozas-ward.com

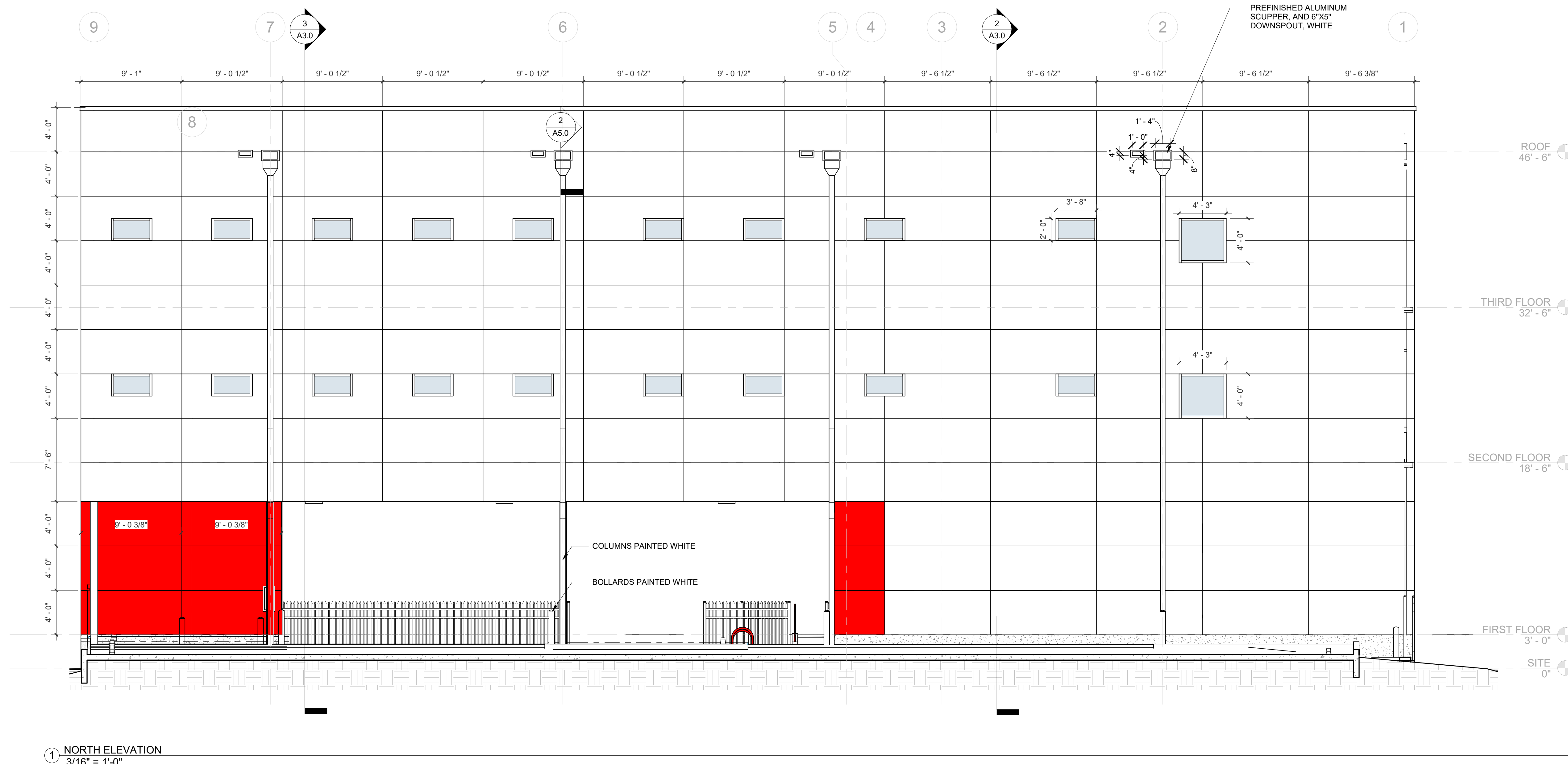
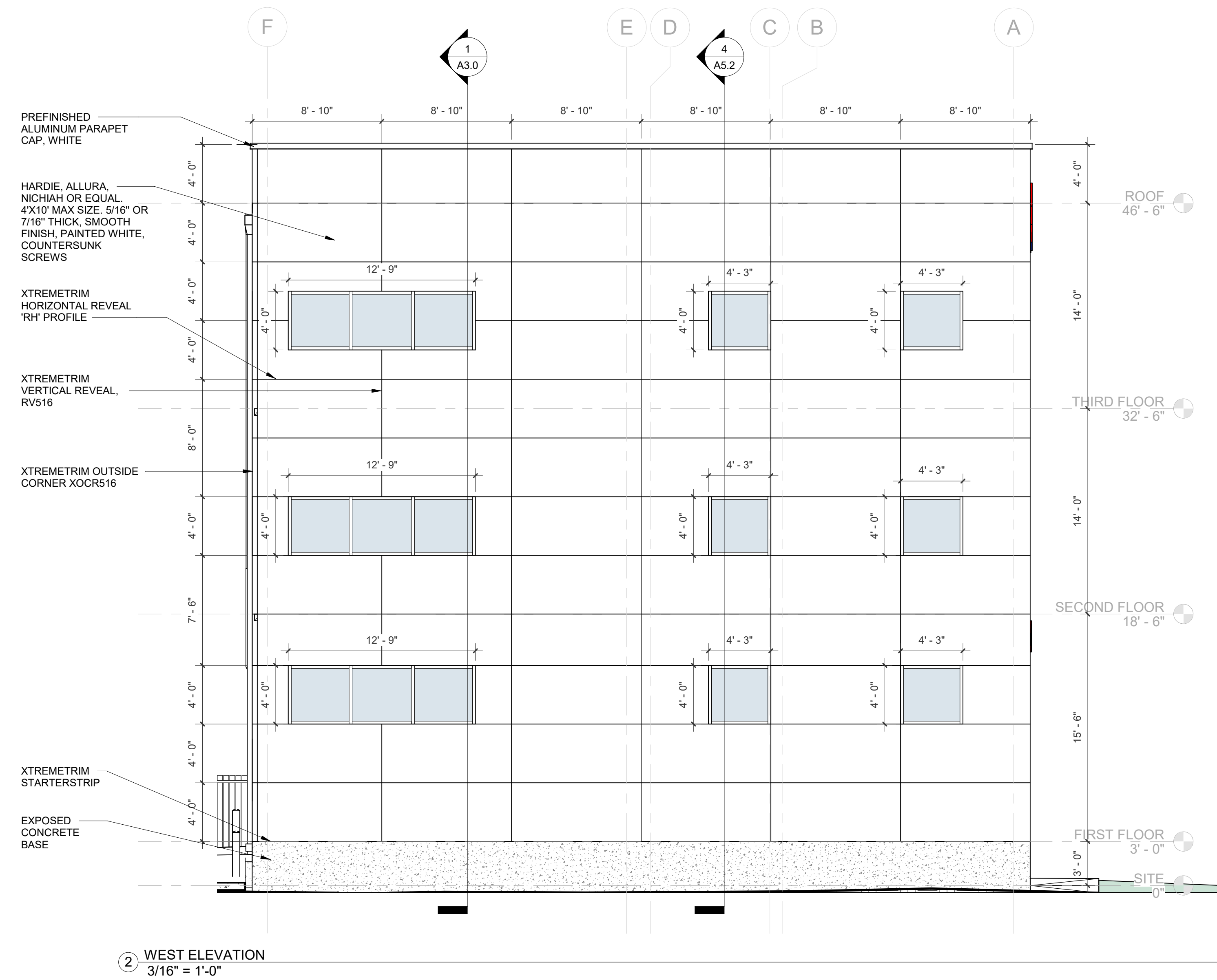


NO	REVISION	DATE
4535 S CLAIBORNE MOB		PROJECT
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125 20054		JOB NO

ELEVATIONS

CONSTRUCTION SET	3-23-21
3/16" = 1'-0"	SCALE

A2.0



NO	REVISION	DATE
4535 S CLAIBORNE MOB	PROJECT	
4535 SOUTH CLAIBORNE AVENUE NEW		
ORLEANS, LA 70125		
20054	JOB NO	
ELEVATIONS		
CONSTRUCTION SET		3-23-21
3/16" = 1'-0"		SCALE
A2.1		
RW ROZAS WARD architects		
A PROFESSIONAL CORPORATION www.rozas-ward.com		
1100 POYDRAS ST. SUITE 3550 NO LA 70163 504-524-4375		



FRISCHHERTZ DESIGN GROUP, LLC
LANDSCAPE ARCHITECTURE + LAND PLANNING

4671 MARIGNY ST
NEW ORLEANS, LA 70122
PH: 504.228.2143
EM: b.frischhertz@fdg-studio.com

Date: April 11, 2021

RE: 4535 S. Claiborne Ave – Tree Protection Measures

The existing Southern Live Oak trees currently in place along Claiborne Avenue, pose some challenging Site Constraints of the Medical Office Building proposed for this Site. However, through the implementation of Tree Protection Measures, Corrective Pruning and preventative techniques, the effects of construction activities will hopefully be minimized. Below provides a brief description proposed for the existing Trees to remain.

- 1) Preliminary Inspection Report – the Contractor shall be required to inspect the Site, with the assistance of a Licensed Arborist, documenting conditions detrimental to tree and plant protection.
- 2) Tree Protection Fencing and Zones – the Contractor shall erect temporary Tree Protection Fencing as detailed within the drawings.
- 3) Loosen Compacted Soils – prior to placement of Organic Mulch, Contractor shall Radial Aeration to the Existing Trees to remain as outlined in the written Specifications. At this time, Root Pruning and Termite Treatment shall occur per the direction of a Licensed Arborist to aid in the survivability and long-term health of the tree.
- 4) Crown Pruning – to be performed by a Licensed Arborist, the crown of the existing trees to remain shall be pruned back to accommodate Building Construction and prevent long-term effects to the existing trees to remain.

For more and detailed information, please refer to the Tree Protection Plan and Details provided along with written Specification Section 01 56 39 – Temporary Tree and Plant Protection.

Sincerely,

Blaine Frischhertz
Principal

Attachments:

Drawings:

LP1.0 – Tree Preservation Plan (dated 2/8/21 and last revised 4/12/21)

LP1.1 – Tree Preservation Notes & Details (dated 2/8/21)

Specifications:

01 56 39 – Temporary Tree and Plant Protection

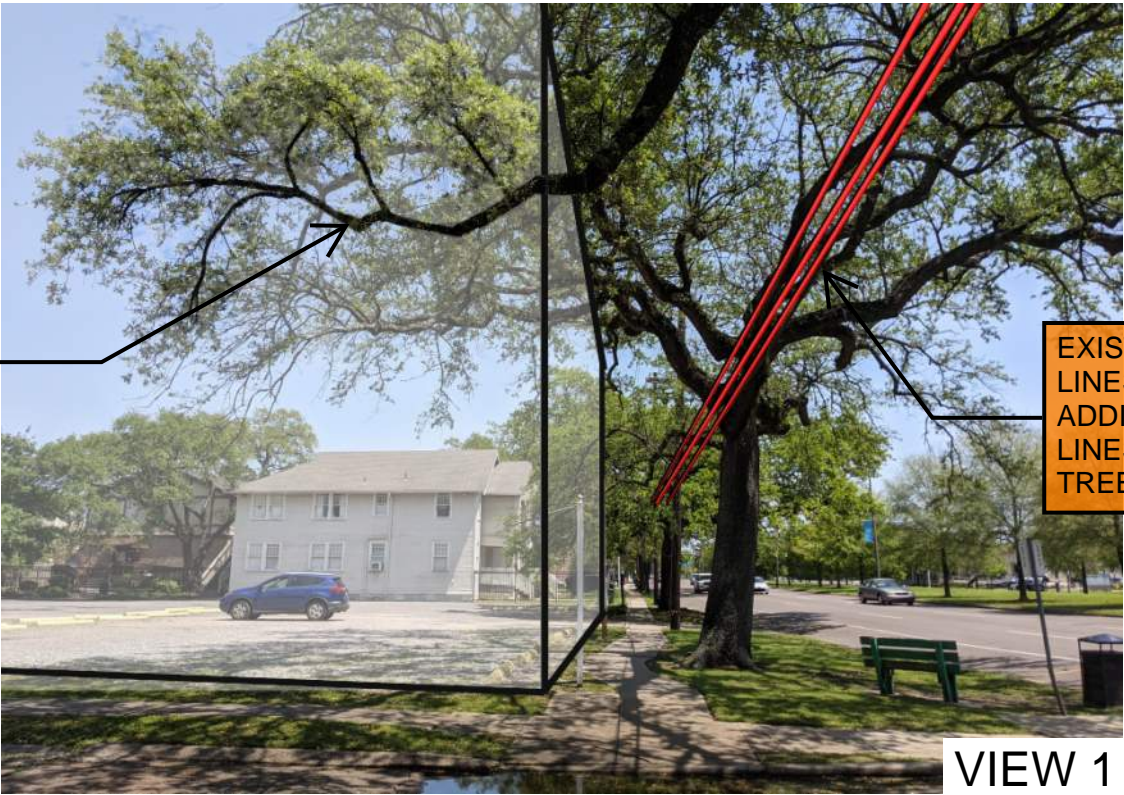
4535 S Claiborne Ave.
Photos of existing Oak trees.



view 1

view 2

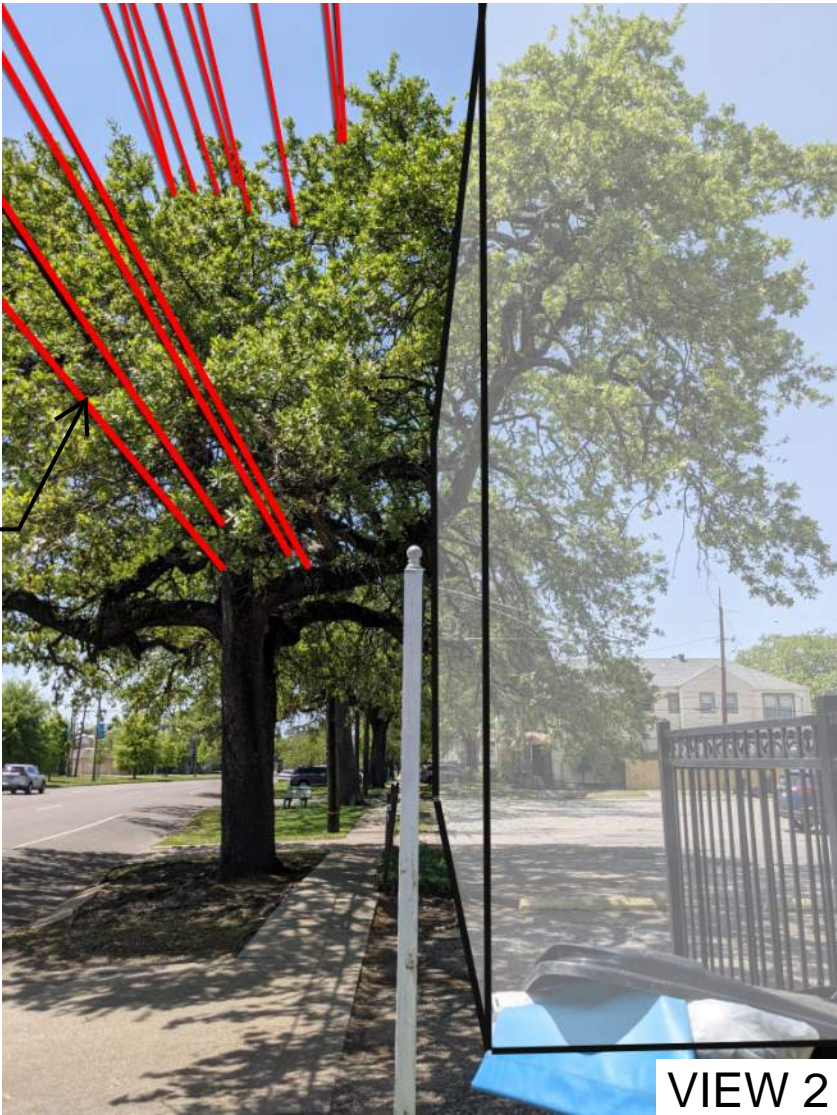
TREE BRANCH FROM
4600 BLOCK WILL NOT
BE AFFECTED



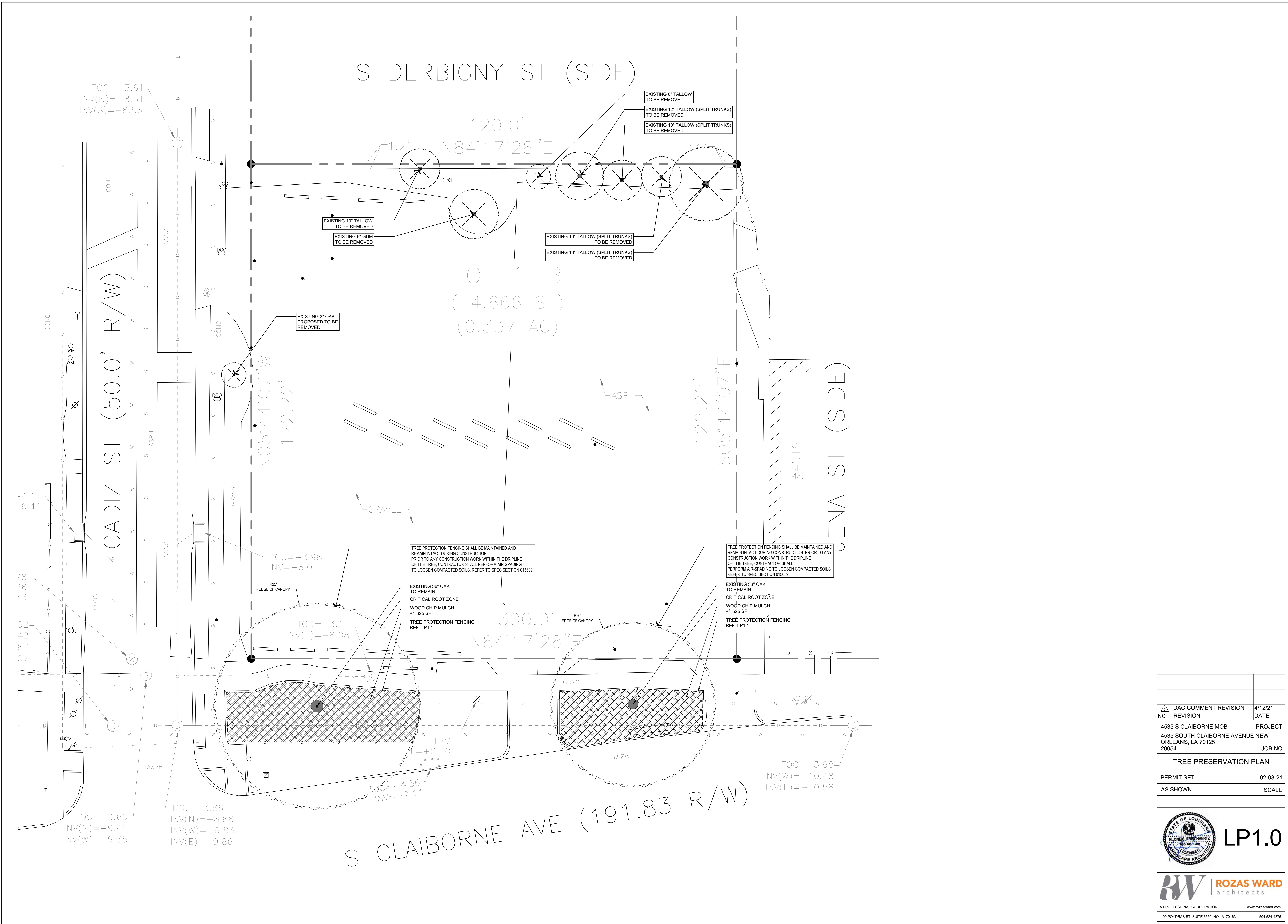
EXISTING POWER
LINES,
ADDITIONAL
LINES ABOVE
TREE



VIEW 1

EXISTING POWER
LINES



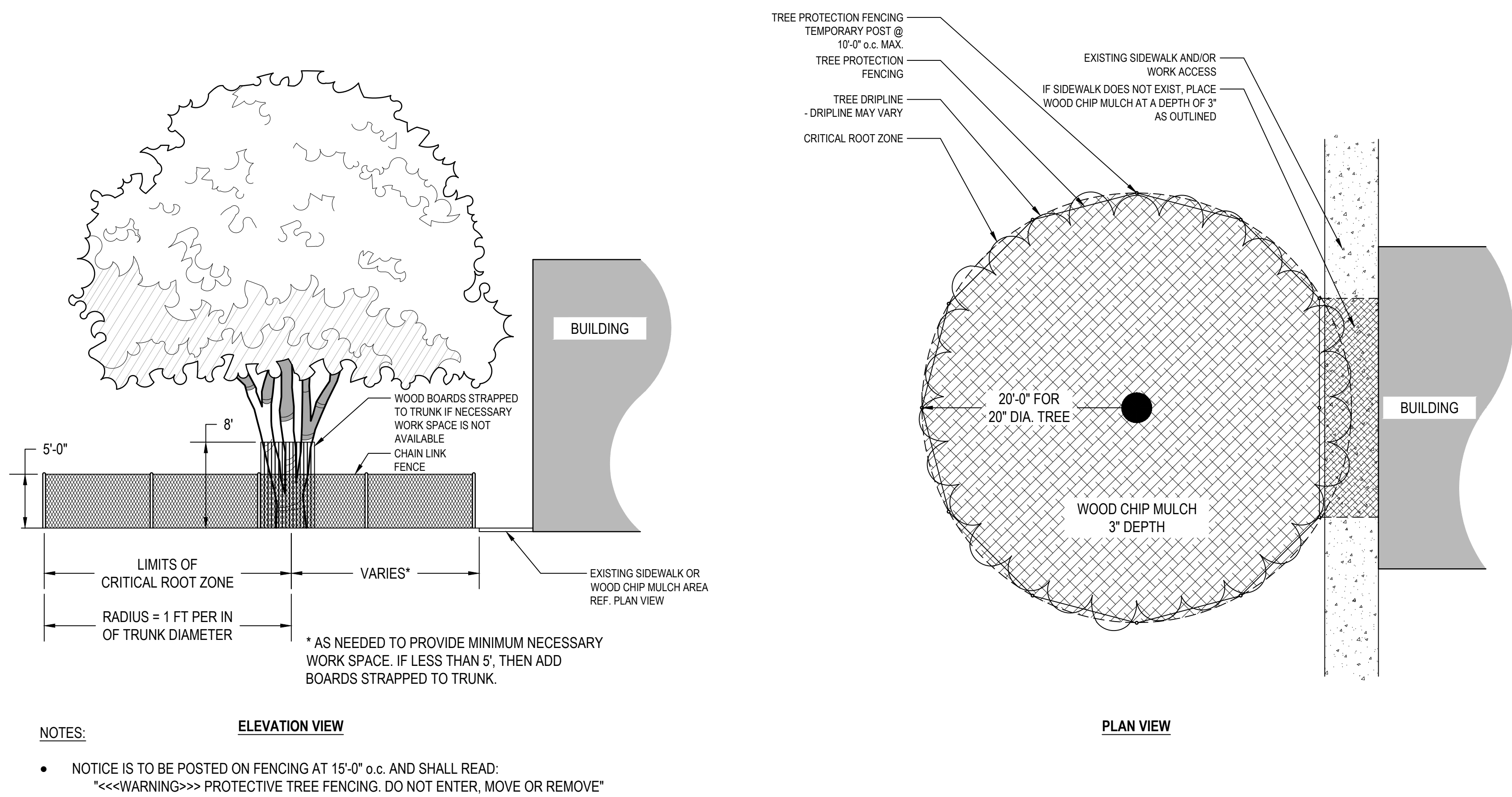
VIEW 2





NO		REVISION		DATE	
4535 S CLAIBORNE MOB		PROJECT			
4535 SOUTH CLAIBORNE AVENUE NEW		ORLEANS, LA 70125		JOB NO	
20054					
TREE PRESERVATION PLAN					
PERMIT SET		02-08-21			
AS SHOWN		SCALE			
		LP1.0			
		ROZAS WARD architects			
A PROFESSIONAL CORPORATION		www.rozas-ward.com			
1100 POYDRAS ST. SUITE 3550 NO LA 70163		504-524-4375			

TREE PROTECTION NOTES:

- 1) ALL TREES TO REMAIN WITHIN THE CITY RIGHT-OF-WAY SHALL BE PROTECTED IN ACCORDANCE WITH THE CITY OF NEW ORLEANS DEPARTMENT OF PARKS AND PARKWAYS SPECIFICATION SECTION 015639-TEMPORARY TREE AND PLANT PROTECTION DURING CONSTRUCTION.
- 2) CONTRACTOR SHALL TAKE EVERY MEASURE TO PROTECT AND PRESERVE EXISTING TREES DURING DEMOLITION AND CONSTRUCTION ACTIVITIES, UNLESS NOTED TO BE REMOVED. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR HARMFUL ACTIVITIES OCCURRING WITHIN THE TREE PROTECTION ZONE(S) AND SHALL BE REQUIRED TO RETAIN A CERTIFIED ARBORIST TO MAKE NECESSARY RESTORATION MEASURES AS RECOMMENDED BY THE LICENSED ARBORIST. SHOULD TRIMMING OR CORRECTIVE PRUNING BE REQUIRED OF EXISTING TREES TO REMAIN, THE WORK SHALL BE PERFORMED BY A LICENSED ARBORIST, LICENSED BY THE LOUISIANA HORTICULTURE COMMISSION, AFTER OBTAINING A THE NECESSARY PERMITS FROM THE CITY OF NEW ORLEANS DEPARTMENT OF PARKS & PARKWAYS.
- 3) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE NECESSARY PERMITS TO PERFORM WORK ON TREES WITHIN THE CITY OF NEW ORLEANS RIGHT-OF-WAY.
- 4) PRIOR TO COMMENCEMENT OF WORK, THE TREE PROTECTION AREA SHALL BE ESTABLISHED AND PROTECTED FROM DAMAGE BY ERECTION OF THE TREE PROTECTION FENCING AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 5) THE EXTENT OF THE TREE PROTECTION FENCE SHALL BE AS SHOWN ON THE PLANS AND DETAILS. TREE PROTECTION FENCING SHALL REMAIN IN PLACE AND IN GOOD CONDITION DURING THE ENTIRE COURSE OF THE CONSTRUCTION PROJECT.
- 6) TEMPORARY REMOVAL AND / OR RECONFIGURATION OF THE TREE PROTECTION FENCING IS ALLOWED FOR DEMOLITION AND CONSTRUCTION OF SPECIFIC ITEMS WITHIN THE TREE PROTECTION AREA.
 - THIS ACCESS IS TEMPORARY AND SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OF RECORD PRIOR TO ACCESS.
 - SHOULD TEMPORARY VEHICULAR ACCESS BE REQUIRED WITHIN THE TREE PROTECTION AREA, ROOTS SHALL BE PROTECTED BY ½" PLYWOOD MATS ON THE GROUND SURFACE TO PREVENT SOIL COMPACTION AND DAMAGE TO THE EXISTING ROOT STRUCTURE.
- 7) SURFACE DRAINAGE CONTAINING MATERIALS SUCH AS CONCRETE, MORTAR, SOIL CEMENT, VEHICLE WASH OFF, FUELS, OR ANY OTHER ITEMS THAT WILL CONTAMINATE SOIL SHALL NOT BE ALLOWED TO DRAIN INTO OR ACROSS THE TREE PROTECTION AREA.
- 8) REMOVAL OF EXISTING PAVED SURFACES WITHIN THE TREE PROTECTION AREA SHOULD BE UNDERTAKEN CAREFULLY TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS. HAND TOOLS OR MECHANIZED EQUIPMENT SHALL BE USED TO THE EXISTING SURFACES. DEMOLITION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF FROM WORK AREA. IN CASES WHERE TREE ROOTS BECOME EXPOSED DURING DEMOLITION, ROOTS SHALL BE COMPLETELY COVERED WITH SAND UPON COMPLETION OF THE DEMOLITION ACTIVITY OR AT THE END OF EACH WORKING DAY TO PREVENT DESICCATION. SAND SHALL BE CLEAN RIVER SAND AND FREE OF ANY DEBRIS OR INVASIVE WEED SEEDS.
- 9) EXCAVATION FOR CONSTRUCTION WITHIN THE TREE PROTECTION AREA SHALL BE PERFORMED WITH HAND TOOLS OR SMALL MECHANIZED EQUIPMENT. DAMAGE TO THE BARK SURFACE OR EXPOSED ROOTS SHALL BE MINIMIZED. ALL WORK WITHIN THE TREE PROTECTION AREAS SHOULD BE DOCUMENTED AND INCLUDED IN THE CONSTRUCTION LOGS. PHOTOS SHOULD DOCUMENT PRE-EXISTING CONDITIONS, AS WELL AS DURING AND POST-CONSTRUCTION IN THESE AREAS.
- 10) IN CASES WHERE ROOTS MUST BE REMOVED TO FACILITATE CONSTRUCTION, ROOTS SHALL BE PRUNED BY A CERTIFIED ARBORIST. EXPOSED ROOTS SHALL BE COMPLETELY COVERED WITH SAND UPON COMPLETION OF THE CONSTRUCTION ACTIVITY OR AT THE END OF THE WORKING DAY TO PREVENT DESICCATION. PRUNING SHALL BE DONE ONLY AFTER REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT.
- 11) REMOVAL OF LIMBS FROM EXISTING TREES TO ESTABLISH CLEARANCES FOR EQUIPMENT OR NEW STRUCTURES SHALL BE PERFORMED BY A LOUISIANA LICENSED ARBORIST WITH THE REQUIRED PERMITS OBTAINED FROM THE CITY OF NEW ORLEANS PARKS AND PARKWAYS DEPARTMENT.



1 TREE PROTECTION DETAIL - MODIFIED
N.T.S.

NO	REVISION	DATE
4535 S CLAIBORNE MOB	PROJECT	
4535 SOUTH CLAIBORNE AVENUE NEW ORLEANS, LA 70125	JOB NO	
20054		
TREE PRESERVATION NOTES & DETAILS		
PERMIT SET	02-08-21	
AS SHOWN	SCALE	
		
LP1.1		
		
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